

MINUTES

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

NOVEMBER 7, 2016

The City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met upon the above date at 5:30 p.m. Upon roll call, the following responded:

Present:

Chairman Steve Lichtenfeld
Joanne M. Boulton, Aldermanic Representative
Craig Owens, City Manager
Ron Reim
Josh Corson
William Liebermann
Scott Wilson

Absent:

None

Also in Attendance:

Kevin O'Keefe, City Attorney
Susan M. Istenes, AICP, Planning Director

Chairman Steve Lichtenfeld welcomed everyone to the meeting. He then asked that all cell phones be turned off and that conversations take place outside the meeting room.

MINUTES

The minutes and transcription of the October 17, 2016 meeting was presented for approval. The minutes were approved after having been previously forwarded to each member.

ARCHITECTURAL REVIEW – DRIVEWAY REPLACEMENT – 8026 VENETIAN DRIVE

Victor Frankel, property owner, was in attendance at the meeting.

Director Istenes explained that this request to replace the existing concrete driveway with concrete was continued at the last meeting as a result of discussions regarding driveway materials. She noted that she is not aware of the percentage of Meramec gravel needed to get the brownish color that is desired.

Craig Owens commented that the City has the specifications.

Mr. Frankel, property owner, indicated that they have been Clayton residents for 33 years and are asking to be allowed to replace their existing concrete driveway with concrete. He stated that he likes the brown color and agrees with a previous comment that exposed aggregate can be slippery in the winter weather.

Chairman Lichtenfeld informed Mr. Frankel that City staff would forward him the concrete specifications used for City sidewalks.

Mr. Frankel thanked staff and Alderman Berger III for their assistance throughout this process.

Hearing no further questions or comments, William Lieberman made a motion to approve the driveway replacement with concrete as requested. The motion was seconded by Scott Wilson and unanimously approved by the Board.

ARCHITECTURAL REVIEW – EXTERIOR ALTERATIONS – 7921-7927 FORSYTH BOULEVARD

Mike Killeen, project architect, was in attendance at the meeting.

Susan Istenes explained that this review does not include any signage even though signage is depicted on the plans; signage will be addressed at a later time. The applicant proposes to create a new, off-center open-air foyer with a single entry door leading to a hallway, where the interior entry to the existing Barrister's restaurant will be relocated. Above the foyer, a new architectural element will be introduced which is comprised of a wall covered in limestone veneer stone smooth tiles. The wall is approximately 9 feet tall and is proposed to be located above the 13 foot high vestibule ceiling. On top of the wall a new painted "DryVit" cornice and new metal parapet cap will be constructed for a total overall height of approximately 25 feet 8 inches. The limestone veneer will be carried down the two new squared columns which flank the entry door. The columns will be accented with black pearl polished granite where the columns meet the sidewalk. Two new exterior large electric lanterns in black iron finish will be located on the pillars on each side of the doorway opening. The doorway itself will be comprised of aluminum and glass with a black charcoal aluminum frame in a satin finish. Approximately 35 percent of the front façade is brick which will be accented with granite, stucco and limestone. Approximately 43 percent of the front façade will be comprised of glazing and the metal storefront windows. The entry and storefront on the west side of the structure will be reconstructed to include an accordion style or bi-fold door system approximately 23 feet in length. The glazing on the east side of the building will be reconstructed with a new aluminum and glass storefront system, black charcoal in color with a satin finish. The side pillars of the building will be faced with new limestone veneer, smooth tiles buff stone in color and a new DryVit cornice will top the entire length of the building between the new architectural entrance wall. New black canvas awnings are proposed to be located above the storefront windows and the wall between the cornice and the awnings (existing masonry) will be painted in a semi-gloss caviar color which appears to be a dark grey color (color chips not provided). Director Istenes noted that the proposed exterior alterations will update the building to a

more modern, clean look and the replacement awnings and storefront glass will brighten the front of the building and enhance the visibility into the building for pedestrians on the sidewalk. The proposed colors and materials are neutral and similar to the existing and staff recommends approval as requested (again, noting signage is excluded from this proposal).

Mr. Killeen stated that the new design will help identify that there are tenants at the rear of the building and provide a fresh, new look to the building.

Joanne Boulton asked if there are second floor tenants.

Mr. Killeen replied “no”.

Chairman Lichtenfeld asked if both restaurant tenants have outdoor dining.

Staff replied “yes” and noted that the façade changes won’t affect the outdoor dining.

Mr. Killeen presented and explained the floor plan.

Joanne Boulton asked if this new design results in additional floor space.

Mr. Killeen stated that some floor space is lost in the middle, but the retail space remains the same and a little will be lost in the corridor due to the alcove.

Josh Corson asked what material is being used behind the “FORUM” letters.

Mr. Killeen replied “DryVit”.

Samples of the DryVit and stucco were presented as well as color samples.

Mr. Killeen stated that stucco is being used inside the middle vestibule.

Hearing no further questions or comments from the members and hearing none from the audience, Chairman Lichtenfeld called for a motion.

Ron Reim made a motion to approve as submitted. The motion was seconded by Josh Corson and unanimously approved by the Board.

Chairman Lichtenfeld asked when they hope to begin the project.

Mr. Killeen stated that they are currently out to bid.

ARCHITECTURAL REVIEW - 6465 ELLENWOOD AVENUE – EXTERIOR
ALTERATIONS/ADDITION - (TWO SEPARATE APPLICATIONS)

Susan Bower, project architect, was in attendance at the meeting.

Susan Istenes explained that there are two scenarios; the applicant would like to obtain approval for each to give them the owner the opportunity to choose which to implement; a vote for each application is needed.

Director Istenes noted that the 27,528-square-foot property is located on the north side of Ellenwood Avenue just east of University Lane and the has a zoning designation of R-1 Large Lot Single Family Dwelling District; the property contains a 2 ½-story, 5,695-square-foot home which was constructed in 1917. The home has an attached two-car, rear loading garage. The proposed project consists of the following additions and alterations:

1. Demolish existing covered porch on east elevation.
2. Construct a new screen porch on east elevation.
3. Construct a new 2nd story, 269 square-foot sun porch on east elevation (above new screen porch).
4. Construct a pergola on east elevation.
5. Install new windows and doors on existing porch on west elevation.

The primary building material of the home is brick. The proposed porch additions are constructed of a new steel frame and are covered in wood/composite trim. The porch walls and doors will feature removable insect screens/clear plastic panels. The exterior color will be white, and the materials will be similar to that used on the rear family room addition that was constructed in 2009. The roof will be flat and the roofing material will be standing seam bronze metal to match the existing gutters and down spouts. Marvin casement windows, white in color, are proposed and will match existing. The proposed pergola on the east elevation will be 15'-9 5/8" in height and constructed of a steel frame and wood/composite material with a retractable guide wire fabric canopy system. The columns will be 12 inches round by 10 feet high, smooth tapered, Tuscan style. The beams will be wood or composite on each side with customer profiled ends. The fabric canopy system will be installed below the rafters and will be white in color. The existing patio on the east elevation will be modified to make way for the pergola. The existing porch steps on the north elevation are also being replaced. Although landscape review and approval is not required for this project, the applicant plans to remove an existing 5½ caliper inch Japanese Maple and replace it with three trees including one 2 caliper inch Black Gum, a 2 caliper inch Bald Cypress and a 2 caliper inch Butterfly Magnolia that will be planted once all construction is completed. The project as proposed is in conformance with the requirements of the R-1 Large Lot Single Family Dwelling District and the Architectural Review Guidelines. Staff is of the opinion that the proposed design and materials are compatible with the existing home and other homes in the neighborhood and staff recommends approval as submitted.

Joanne Boulton asked if the pergola is the same on each application.

Ms. Bower replied “yes”. She stated that she had a PowerPoint presentation.

Chairman Lichtenfeld reiterated that each proposal will be voted on.

Ms. Bower stated that Washington University owns the property. She added that although the Trustees have no power over the property, she did meet with them about this project and they gave approval. She stated that the property to the east is the Whittemore House and the property on the other side is another house owned by the University. She stated that the porch (east) is original to the house and that this proposal includes screening in that porch and adding a sun porch above it. She noted that the pergola will attach to the family room addition and will provide some shade. She noted that the project also includes updates to the west porch with the addition of new period-correct windows.

A slide showing a rendering of the east elevation was presented depicting the first floor screened porch and second floor sunroom. Slides depicting all other elevations were also shown.

Ms. Bower noted that they will be removing one Maple tree for this project, but that it will be replaced with three smaller trees.

Joanne Boulton asked if there is already a door on the west elevation.

Ms. Bower indicated that there is; they are making it more functional.

Chairman Lichtenfeld asked if the painted wood on the east is white.

Ms. Bower replied “yes”; to match the existing white trim.

Joanne Boulton commented that the third house to the east is similar.

Ms. Bower agreed.

Joanne Boulton stated that the second story looks good. She then informed the members that the University removed the honeysuckle that used to be on this property and she feels confident the new trees will thrive.

Chairman Lichtenfeld stated that he likes the project as it will balance the house. He asked if the east elevation is lower than the west of if that’s an optical illusion.

Ms. Bowers stated that it is an optical illusion caused mostly by the landscaping.

Hearing no further questions or comments from the members and hearing none from the audience, Rom Reim made a motion to approve as submitted. The motion was seconded by Scott Wilson and unanimously approved by the Board.

Director Istenes gave a synopsis of the second application, noting the difference is that this option encloses the east porch with screens.

Ms. Bower stated that in consideration of budget, this is the scaled-down option whereby the east porch will be upgraded and there will not be a second story addition.

Chairman Lichtenfeld asked staff if the Board approves this option as well, the choice will be the applicant's which to implement.

Director Istenes confirmed.

Ron Reim stated he prefers the first option, but he understands why this one is also being requested. He asked about the roof.

Ms. Bower indicated it is a standing seam roof.

Hearing no further questions or comments, Ron Reim made a motion to approve as submitted. The motion was seconded by Scott Wilson and unanimously approved by the members.

ARCHITECTURAL REVIEW – PARKING LOT – 210 SOUTH HANLEY ROAD

Nick Joggerst representing Scott Properties, owner, was in attendance at the meeting.

Susan Istenes explained that the 16,566-square-foot site (northeast corner of Hanley Road and Forest Park Parkway) is currently vacant and has a zoning designation of HDC High Density Commercial, and is located in the Clayton Plaza Overlay District. The applicant proposes a 27-space asphalt parking lot and new landscaping. The parking lot will be accessible from the existing parking structure serving the building at 200 South Hanley Road.

Staff is of the opinion that the project generally complies with the vision of the Downtown Master Plan by providing new sidewalks, street trees and street lights; extensive landscaping; and reutilization of a long-vacant, and a highly-visible site. The landscape design will provide an interesting layered and colorful landscape of perennials, ornamental grasses, shrubs and trees that will rise with the topography and buffer the parking lot from public view. The City's contracted landscape architect has reviewed the landscape plan and asked for some clarification regarding the landscaping. Director Istenes noted that staff is of the opinion that the circulation system will provide for the convenient and safe movement of vehicles and pedestrians. She noted that the parking lot is located +/- 28 feet from the edge of the proposed sidewalk and extends to rear of the lot. The location of the parking lot is constrained by the irregular shape of the lot and the access point from the existing parking structure. She concluded by stating that staff recommends approval as submitted.

Mr. Joggerst provided a bit of history with regard to this property; noting that it was previously used by MetroLink as a staging area and then Wash U asked to use it for a student project. He stated that they hired Stock & Associates to assist with the project and he now believes it will be the most beautiful lot in the City and will improve the area. He noted that Carolyn Gaidis {Wash U professor} will address the landscaping issues.

Ron Reim asked if they used Carolyn's design.

Mr. Joggerst stated that they took the three designs and merged them into one.

Chairman Lichtenfeld asked if the lot was asphalt.

Mr. Joggerst replied "yes and it still is"; noting the proposal was adjusted for budget reasons.

Joanne Boulton asked if the sitting area is accessible from the street.

Mr. Joggerst replied "yes".

Chairman Lichtenfeld asked if the only way to access the lot (by vehicle) is through the parking garage.

Mr. Joggerst replied "yes"; noting that this lot is for use by the tenants of the 200 South Hanley building.

The Board members applauded the owner for doing this project.

Chairman Lichtenfeld called for a motion.

Hearing no further questions or comments, Ron Reim made a motion to approve as submitted. The motion was seconded by Scott Wilson and unanimously approved by the Board.

Chairman Lichtenfeld asked when the trees will be planted.

Mr. Joggerst indicated that they would be planted in the spring.

SITE PLAN REVIEW/CONDITIONAL USE PERMIT/ARCHITECTURAL REVIEW –
ADDITION/ALTERATION – 7701 MARYLAND AVENUE (KOL RINAH)

Gary Feder, attorney representing Kol Rinah, was in attendance at the meeting. Also in attendance were Rebecca Berry, project architect, and Rabbi Arno.

Susan Istenes explained that the subject property is located at the northwest corner of Maryland Avenue and Hanley Road, with additional frontage on Linden Avenue. The 1.45 acre site has a

zoning designation of R-2 Single Family Dwelling District. The site is currently developed with a 32,311 square foot church building (The Journey Church). The applicant proposes to renovate the interior of the existing building and to construct a new 7,305 square foot addition for a total building area of 39,615 square feet and convert the use to a Synagogue. The existing parking lot will be expanded to 34 spaces and will be accessible from Hanley Road and Linden Avenue. Additionally, the applicant plans to operate a ten classroom Early Childhood Center for infants through pre-Kindergarten for up to 88 children. Director Istenes stated that the landscape design will provide an attractive setting for the proposed building improvements and soften the edges of the parking lot, drop off and lower level/terraced areas. The project proposes to preserve key existing trees and the character along Maryland and Linden Avenues. The project includes the removal of 11 deciduous and/or broadleaf evergreen trees requiring the replacement of 115 caliper inches. The plan provides 88 caliper inches and a surplus of 6 evergreen trees and 4 deciduous or broadleaf evergreen trees. The City's contracted landscape architect has reviewed the landscape plan and recommends approval. The on-site parking lot will be accessible from Hanley Road and Linden Avenue. The entrance from Hanley Road provides access to a one-way drive aisle, behind the building leading to a pick up and drop off area on the west side of the building and additional parking spaces with two-way drive aisles. Off-site parking will be available Friday evening through Sunday evening through a lease agreement with the Pierre Laclede property owners on the south side of Maryland Avenue. Access to this lot is primarily by way of Maryland Avenue. Staff is of the opinion that the circulation system will provide for the convenient and safe movement of vehicles and pedestrians. All driveways, curbs and gutters will be installed in accordance with City standards. The Public Works Department is requiring a 7-foot easement from the back of the sidewalk along Maryland Avenue for future streetscape expansion because the existing right-of-way along Maryland Avenue is only 5 feet from back of curb to back of sidewalk and 12 feet is required for downtown streetscape. The applicant proposes a 34-space on-site parking lot which will be accessible from Linden Avenue and Hanley Road. The parking lot is located on the north (rear) and west (front) side of the project. On July 7, 2016 the Board of Adjustment approved a 108-parking space variance from the required 142 parking spaces, to allow 34 parking spaces on-site, with the condition that the property owner maintains 130-off-site parking spaces in the form of a lease agreement for their exclusive use from Friday evenings through Sunday evenings. Section 405.240 Front Yard Prohibitions prohibit parking spaces or parking lots to be located within any required front yard except as provided by a conditional use permit. Approximately 475 square feet of the front parking lot will be located in the front yard and the appropriate conditional use permit application has been filed and is under simultaneous consideration with this application. The dumpster will be located at the northwest corner of the site and screened with a wood panel fence and landscaping surrounding the north and west sides. The proposed project will increase the amount of impervious coverage on site from 48.92 percent to 59.06 percent. The existing storm water runoff, according to the MSD 15 year, 20 minute calculation, is 3.088 cubic feet per second (CFS). The proposed runoff is 3.477 CFS, which represents an increase of 0.359 CFS. A dry well system will be employed to mitigate the increase in differential run-off. The Public Works Department has reviewed the site plan and finds the storm water plan acceptable. No more than 55 percent of the total lot may be covered by impervious material. The proposed impervious coverage exceeds the allowable 55 percent by 4.06 percent. In instances where an applicant can demonstrate

just cause, the Plan Commission has the authority to approve a modification of up to an additional five percent (up to 60 percent) for overall lot coverage. The applicant is requesting a modification to allow up to 59.06 percent. The applicant's rationale for the request is that they plan to provide bike parking and an accessible walk to an exterior play area for the child day care portion of the program. Two pole lights are proposed in the parking lot. The fixtures will be mounted onto a 10-foot and a 12-foot pole, down lit with dark sky 54 watt bulbs and two exterior wall lights on motion sensors, 50 watt, mounted at 96 inches above grade. Director Istenes stated that the proposed project is in conformance with the requirements of the R-2 Zoning District. Storm water will be adequately managed, and the landscape plan features a variety of trees, shrubs and perennials that will buffer the parking lot and the rear of the building from the neighboring residential properties to the north and west. Staff is of the opinion that the project meets the criteria for site plan approval subject to staff recommendations as follows:

1. Provide a **7-foot wide easement** to the City of Clayton, from the back of the sidewalk along Maryland Avenue, for future streetscape installation.
2. All outdoor lighting shall be appropriately shielded so as not to allow light trespass on the residential properties to the north and west.
3. Subject to approval of a Conditional Use permit to allow the child day care and the parking lot within the front yard of the site.

Director Istenes reiterated that a conditional use permit is required for the operation of a child care center and for front yard parking. The applicant proposes to operate an eight classroom Early Childhood Center for infants through pre-Kindergarten for up to 88 children between 7:30 a.m. and 6 p.m., Monday through Friday. The applicant also plans to create a 34 space parking lot; 5 spaces (or approximately 475 square feet) of which will be located forward of the front setback line. Surrounding land uses include residential and office buildings. The proposed use appears to be compatible with surrounding uses. The proposed parking lot is adequately buffered by landscape plantings from the neighboring properties and Maryland Avenue, and therefore its impact will be minimized. The child day care center will be located in 8 classrooms, providing approximately 35 square feet per student for a total class room area of approximately 3,300 square feet which is approximately ½ of the first floor area. Approximately 1/5 of the total parking area, including drive aisles will be located forward of the front setback line. The planned exterior building changes are not entirely associated with the child care use and are under consideration, concurrently with this application, for site plan and architectural review approval. There will be a parking lot with a pick-up/drop-off area on the western side of the building, accessible from Linden Avenue and Hanley Road. The proposed landscaping provides adequate buffering from the residential land uses to the west. The proposed parking lot is adequately screened by abundant landscaping. Because there are no scheduled classes, pick up and drop off (for the child care center) will be staggered. Outdoor activities for children will

take place in the front of the building on a designated lawn area. The building itself and the distance of the lawn area from the neighboring residential uses will provide a significant buffer between the outdoor areas the residential uses to the north and west. Staff is of the opinion that the proposed child day care use and parking lot use will not have a negative impact on surrounding properties. The landscape plan sufficiently buffers the parking areas and access drives from neighboring residential properties to the north and west. Existing site access and site circulation are adequate. All parking for the child care use will occur on site and meets code requirements. The proposed parking area and pick-up/drop-off location is designed to allow traffic to flow efficiently on the site, minimizing vehicular interactions with pedestrians. Director Istenes informed the members that a 108 parking space variance from the required 142 parking spaces to allow 34 parking spaces on-site was granted to the applicant with the condition that the property owner maintain 130 off-site parking spaces in the form of a lease agreement for their exclusive use from Friday evenings through Sunday evenings. The existing parking on the site is constrained. The proposed parking lot will add additional parking to address the addition of a child day care facility. Staff is of the opinion that it is unlikely that the proposed uses will affect transit movements. The proposed hours of operation are within typical business/working hours and should not adversely affect surrounding neighborhoods. Outdoor activities for children are planned to occur in front of the building in a lawn area which is surrounded by an ornamental wall with a handrail and as such will provide adequate buffering from neighboring residential properties to the north and west. Director Istenes continued by stating that staff is of the opinion that the proposed child care center meets the requirements contained in the regulations governing conditional uses. The required parking spaces will be located on site and are pursuant to the 108 parking variance granted by the Board of Adjustment. The proposed hours of operation occur during the daytime and are consistent with nearby business office use hours of operation. There are no pre-programmed classes, so pick-up and drop-off traffic will be somewhat staggered throughout the morning and evening peak hours. Staff is of the opinion that the proposed child care use will be compatible with surrounding uses and that the proposed parking area, located forward of the required front yard setback, will have minimal impact on surrounding properties. Its design and location help facilitate safe site circulation and minimize conflicts between pedestrians and vehicles and is adequately screened from surrounding properties and that staff recommends approval of the Conditional Use Permit.

Due to a conflict of interest, Scott Wilson recused himself and left the member table. He did not participate in any discussion or vote with regard to this project.

Mr. Feder stated that staff's reports are comprehensive and then he introduced Ms. Berry to the members. He noted that Kol Rinah and Journey Church want to switch locations; Kol Rinah currently operates out of a location in University City. He stated that Kol Rinah needs more space and that's the reason for the addition. He noted that they are also asking for an impervious coverage allowance of 59.06%, which can be approved by the Plan Commission. He stated that the original lot coverage was over 60%, but the City's Board of Adjustment approved a parking variance which allowed them to reduce coverage to below 60%. He added that they will be providing more on-site parking than exists today and that this site is unique as the sidewalk along

Maryland Avenue [public] is on private property which increases lot coverage. He voiced concern with the 7-foot easement being asked by the City and would like that to not be a requirement of approval; noting the other recommendations in staff's report are acceptable.

A brief discussion regarding the easement ensued. Ron Reim asked if they could waive the requirement. Kevin O'Keefe indicated that he did not know; that potential hardscape [streetscape] can't be counted now. Joanne Boulton asked for confirmation that the City would not require Kol Rinah to remove anything from their property. Kevin O'Keefe confirmed.

Joanne Boulton asked about play equipment.

Ms. Berry stated that they still have design work to do in that regard.

Josh Corson asked if there will be safety measures in place for the play area.

Ms. Berry replied "yes".

Ron Reim questioned if the play area was large enough.

Ms. Berry indicated that it meets code – 75 square feet per child.

Jack Oates, 103 Linden Avenue, voiced his concern regarding traffic and suggested a different concept with regard to traffic circulation. Linden is only wide enough to accommodate one drive lane when both sides of the street are full of parked cars. He suggested reversing the plan and putting the circle drive along Maryland Avenue.

Ms. Berry reminded everyone that this is a day care facility; not a school and that arrivals and departures will be scattered.

Dan Rosenthal, representing Kol Rinah, informed the members that although he doesn't know the demographics, the people who use their day care live within the community and some likely work in Clayton.

Joanne Boulton asked if there are any parking restrictions on Linden Avenue.

Mr. Oats stated that residential parking permits are required for street parking.

Mr. Rosenthal stated that they are open to changing the traffic patterns, but that he believes the current proposal provides less of an opportunity for congestion and that his concern would be allowing a left turn from the site onto Hanley Road would be dangerous. He noted that a traffic study was not necessary according to the City.

Chairman Lichtenfeld stated that he visited the U-City site last week and that he did not see one child exiting a vehicle without a parent; he did not see teachers outside walking the kids to the building.

Joanne Boulton questioned the need for a drop off area.

Mr. Rosenthal reminded the members that this building is not just a child care center.

Ron Reim commented that Hanley Road is under St. Louis County's control.

Chairman Lichtenfeld concurred.

Josh Corson asked how Central Presbyterian Church worked out their issue of the sidewalk being on their property.

Susan Istenes indicated that the sidewalk was rebuilt and moved back.

Joanne Boulton asked how Kol Rinah would handle it if the additional coverage is not allowed.

Ms. Berry stated that it will be extremely difficult if not impossible and the only recourse would be to further reduce parking which they are at a minimum now and which they already got a variance from the Board of Adjustment for a specific number. She added that they've been working on this since January.

Chairman Lichtenfeld reminded everyone that they can approve coverage up to 60%.

Melissa Paz, resident across the street from Mr. Oates, stated that she is terrified by the process and asked that Linden not be used for all this traffic. She questioned the absence of a traffic study, stating that it seems one is needed.

Susan Istenes commented that the PublicWorks Department did not require one for this project.

Note: Josh Corson left the meeting – 7:10 p.m.

Joanne Boulton indicated that she lives two doors down from St. Michael/St. George and that Ellenwood is also unable to accommodate more than one lane of traffic when cars are parked on both sides and drivers make it work; people take turns.

Ms. Paz indicated that she would not have purchased her property if she had known this was going to happen.

Hearing no further questions or comments, Chairman Lichtenfeld called for a motion.

Ron Reim made a motion to approve the site plan with the requested lot coverage of 59.06% pursuant to the three staff recommendations . The motion was seconded by Craig Owens and unanimously approved by the voting members (5-0).

The Conditional Use Permit request was now up for consideration.

Joanne Boulton asked if the day care will have religious context.

Rabbi Arno replied “yes” ; however, half of the children who attend the day care are not Jewish.

Ron Reim asked about the parking variance.

Mr. Feder explained that the Board of Adjustment granted them a variance for on-site parking with the stipulation that they maintain a parking agreement for off-site parking from Friday evenings through Sunday evenings. They have arranged for off-site parking at the Pierre Laclede Building.

Ron Reim asked what will happen if the Synagogue needs more parking during the week for weddings, funerals, etc.

Mitch Schenker with Washington University indicated that cars can be parked on their property at Jackson and Forsyth; they have a 5-10 year arrangement.

Mr. Feder stated that they can use the US Bank lot also.

Joanne Boulton questioned how many people will use these parking areas rather than the neighborhood.

Hearing no further questions or comments, Joanne Boulton made a motion to recommend approval of the Conditional Use Permit to the Board of Aldermen as requested. The motion was seconded by William Lieberman and unanimously approved by the members.

The architectural aspects of the project were now up for review.

Joanne Boulton stated that they did a great job with the building.

Susan Istenes noted that there are no major changes. She stated that the project includes an interior remodel and a three-story, 5,675 square foot addition in front of the existing building, including a new entry plaza and replacement windows and doors on all elevations. The existing shape and form of the building will largely remain intact. The south or front elevation of the addition will be placed on the front of the existing south elevation (with the exception of the existing sanctuary building) and will be comprised of brick to match the existing building. The west side of the building will feature a gray brick accent wall and gray brick will surround new windows on the east side. An additional entry on the west side of the front of the building will be constructed with three

metal framed doors and curtain wall glazing and a metal clad entry canopy (color not specified). The third story existing glazing on the front of the sanctuary will be replaced with clear glass. The second story windows and the second and third story accent windows will be replaced with spandrel glass. The entry level of the sanctuary will feature a ground level sunken patio and new aluminum windows and doors. Limestone trim material will comprise 8 percent of the front façade and 6 percent of the east elevation. Aluminum Curtainwall or windows will comprise 55 percent of the front façade, 15 percent of the rear, 28 percent of the west elevation and 10 percent of the east elevation. The roof of the sanctuary will be replaced with new architectural asphalt shingles, weathered wood in color. Limited changes to the north, east and west facades include the replacement of windows and the placement of bike racks on the west façade, with a covered area comprised of a metal roof and steel posts. The height of the proposed addition is 25 feet 10.75 inches and matches the existing height of the structure (excluding the sanctuary). The existing height of the sanctuary is 16 feet 4 inches from the average grade to the peak of the roof. The remainder of the roof will remain a flat roof; however, mechanical screening comprised of metal architectural louvers will be erected on the east and west sides to screen proposed mechanical equipment from all sides. The surface parking lot will be modified to include a total of 34 spaces. The total size of the structure including the additions is +/- 37,986 square feet. Whenever a building or use constructed or established after April 14, 1959 is changed or enlarged in floor area, parking spaces shall be provided on the basis of the enlargement or change. On July 7, 2016, the Board of Adjustment approved a 108 parking space variance from the required 142 spaces to allow 34 parking spaces on-site, with the condition that the property owner maintains 130 off-site parking spaces in the form of a lease agreement for their exclusive use from Friday evenings through Sunday evenings. The applicant has submitted proof of a lease agreement for the 130 off-site parking spaces. The parking spaces are located within 500 feet of the subject property and therefore qualify as onsite parking. Based on the City's Bicycle Parking Regulations, the project is required to provide eight bicycle racks and sixteen are provided. Eight of the bike racks are covered. Director Istenes noted that staff is of the opinion that the design and materials of the addition are compatible in terms of mass, height, and design with existing nearby structures. The expanse of glass on the south elevation is somewhat monolithic; however, the planned landscape improvements and lawn areas should help soften the building's appearance. There is an existing wood fence to the rear which will remain, and coupled with the planned landscaping should help mitigate impacts related to back of building activities and the planned driveway entrance and that staff recommends approval with the condition that the color of the metal clad entry canopy, window and door frames and roof covering the bike racks shall be compatible to the building materials as determined by the Architectural Review Board.

Chairman Lichtenfeld asked if most of the changes being made are to the south elevation.

Ms. Berry replied "yes".

Joanne Boulton asked if all the windows on the north façade will be replaced.

Ms. Berry stated that they hope to replace all existing windows.

Hearing no further questions or comments, Ron Reim made a motion to approve with the condition that staff give final approval of finish materials/colors prior to building permit issuance. The motion was seconded by William Lieberman and unanimously approved by the Board.

Chairman Lichtenfeld asked when they plan to begin the project.

Ms. Berry replied “next year”; noting that fundraising is needed for this project.

CONCEPTUAL PRESENTATION/REVIEW – 8321 MARYLAND AVENUE

Mark Naylor, Roberts Group, architect, was in attendance at the meeting.

Susan Istenes explained that the 0.81-acre site is located on the north side of Maryland Avenue, between Crandon Drive and Lancaster Drive and is currently used as a surface parking lot. In October of 2013, Site Plan and Architectural Review approval was granted to the then owner, 5/3 Bank, in order to construct a 5/3 Bank branch and boutique retail space. A conditional use permit was also granted to allow for a bank drive through lane. The property was never developed and it was later sold to Regions Bank. The proposed project consists of the construction of a 2,700 square foot bank branch and 3,000 square feet of retail space in two separate buildings; and a 29 space parking lot and a remote drive through, located north of the two buildings. Access to the site will be from Lancaster Drive and Crandon Drive. The proposed buildings are primarily constructed of brick veneer and aluminum storefront windows at the street level, with EIFS and black metal panels on the top half, divided by a metal canopy and/or a brick soldier course depending upon the elevation. The south elevation of the bank building has glazing on approximately 46-60 percent of the face with a two-story aluminum storefront window system at the east end. The west end has limited glazing and is comprised primarily of brick veneer and EIFS. The retail building elevation is primarily storefront windows at street level and EIFS and brick veneer on the top half. The roofs of both buildings are flat, ranging in height from 19-23 inches. Although not specified, based on the concept rendering submitted with the application, it appears that the canopy structure over the drive-through lane will be constructed of brick veneer and EIFS to match the principal structures. The property is located in the Maryland Gateway District as identified in the Downtown Clayton Master Plan. The vision for the Maryland Gateway District is to create a lower density mixed use district that provides an iconic gateway into Downtown Clayton while respecting the northern residential neighborhood and the civic uses to the south. The property has a zoning designation of Maryland Gateway Overlay District, with a base zoning of C-1 Neighborhood Commercial District. The project will be developed under the property's current zoning classification of C-1. A bank drive through is permissible in the C-1 zoning district, provided a Conditional Use Permit is obtained, therefore, site plan approval, Architectural Review Board approval and the approval of a Conditional Use Permit will be required before the project can be constructed. The Maryland Gateway Overlay Zoning District standards incorporate specific design standards applicable to the Architectural Review Board. For

reference, a copy of these standards is included with this staff report. In summary, the development of this site will be subject to those additional architectural standards and other site plan review design standards set forth in the overlay district. This project will require a thorough staff review as part of the Site Plan review; Architectural review and Conditional Use permit process. The project will be reviewed and is subject to comments by the Planning, Public Works, and Fire Departments, and also the City's contracted consultants for landscaping, architecture, storm water management, traffic and parking. Staff recommends that the Plan Commission/ Architectural Review Board consider the proposal and provide input. This is conceptual review only and therefore any comments made in this report or at the meeting, either by the applicant, staff, or the Board/Commission members, are not binding. Staff offers the following comments based on the conceptual plans presented:

Planning

1. This site is located at a prominent southern gateway to the City, and staff recommends the design of the southwest corner of the building and site be enhanced to include a more prominent architectural and/or gateway feature.
2. Window openings should be incorporated into all building elevations. Blank walls, long interrupted show windows, odd-shaped and small show windows should be avoided.
3. Buildings should be constructed in a continuous façade along the Maryland Avenue frontage from property line to property line.
4. Building skylines should provide interest through introduction of compatible shapes and roof forms. Long uninterrupted rooflines and cornices should be avoided.
5. Building renovations and improvements should incorporate green space, pedestrian connections, pedestrian gathering spaces, street furniture and other elements of active pedestrian areas.
6. Building design should integrate components that offer protection to pedestrians, such as overhangs, awnings and canopies, as a means to encourage pedestrian activity along the street.

Public Works

1. The development is subject to the recommendations of the traffic impact study conducted by the City's contracted traffic engineer and reviewed by Public Works..
2. The design of sidewalks, tree lawns, and other similar infrastructure in the City's rights-of-way will be to City standards.
3. Land Disturbance and Right-of-Way Permits will be required through the Public Works Department.

Staff recommends that the Plan Commission/Architectural Review Board consider the proposal and provide input. This is conceptual review only and therefore any comments made in this report or at the meeting, either by the applicant, staff, or the Board/Commission members, are not binding.

Mr. Naylor began by stating that this is an important block and he realizes that retail is needed. He began a PowerPoint presentation.

Chairman Lichtenfeld asked Mr. Naylor if he looked at the proposal from 3 years ago.

Mr. Naylor replied “yes”. He noted that this is a similar site layout, with 100% coverage and parking for 24 cars.

Slides depicting site photos and a site plan were shown. Mr. Naylor noted that they will be keeping some wall features and have a half-million dollars for streetscape.

A slide depicting a floor plan was presented. Mr. Naylor informed the members that they have not yet looked for tenants.

Elevation slides were presented. Mr. Naylor indicated that their design is more contemporary; more glass has been incorporated on the Maryland Avenue elevation.

Color rendering slides were also presented.

Mr. Naylor stated that they are not sure yet what they plan to do with the area in between the two buildings. He asked the members if they had any questions.

Chairman Lichtenfeld stated that he likes the contemporary look. He stated he has some concern with the west side of the Regions bank building. He suggested adding more windows.

Mr. Naylor indicated that the rear and side elevations are not yet completed.

Chairman Lichtenfeld noted that nearby Crandon Drive is residential.

Mr. Naylor stated that he understood and that they will work through this. He stated they worked hard on the floor plan.

Scott Wilson asked how they chose the location of the trash area.

Mr. Naylor indicated that they want it in an area where people are not walking around; he added that it will be fully enclosed in brick.

Ron Reim added that it will depend on the tenants also.

Mr. Naylor agreed.

Joanne Boulton commented that greenery would help.

Mr. Naylor stated that they plan to incorporate an art piece and more landscaping.

Joanne Boulton provided Mr. Naylor some information regarding the art approval process; noting that the City's Public Art Advisory Committee would be reviewing it. She suggested providing seating for the public and to make it a welcome gathering area.

Ron Reim agreed. He stated that he, too, likes the contemporary design.

Mr. Naylor informed the members that the bank is anxious; they would like to open in 2017.

Chairman Lichtenfeld suggested incorporating fake windows into the design as did the previous proposal. He added that spandrel glass could be used.

Mr. Naylor indicated that they plan to have a VTM (Virtual Teller Machine) versus an ATM (Automatic Teller Machine); noting that they have a similar appearance.

Ron Reim encouraged Mr. Naylor to look at the building across the street from Straub's.

Craig Owens stated that it's not the City's aspiration to have less than 6,000 square feet of building at this location and he realizes this is a lot to ask. He added that he likes structured parking.

Mr. Naylor stated that they could possibly increase the retail space.

David Lazarus, 114 Lancaster, voiced his concern about traffic and parking. He stated that since the lot became off limits, traffic problems have increased.

Chairman Lichtenfeld reminded everyone that this is only conceptual review tonight.

Having no further business before this Commission this evening, the meeting adjourned at 8:05 p.m.

Recording Secretary